REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 34

AN AMENDMENT TO ESTABLISH AN EXPANSION TO THE MAYFIELD WEST RURAL SERVICE CENTRE BOUNDARY TO INCLUDE MAYFIELD WEST PHASE 2 STAGE 2 AND ESTABLISH AN UPDATED PLANNING FRAMEWORK

DRAFT

THE CONSITUTIONAL STATEMENT

Part A, THE PREAMBLE, including modifications to the figures, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendment to the Text, Schedules and Figures of the Region of Peel, constitutes Amendment Number 34 to the Region of Peel Official Plan.

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PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre Boundary of the Region of Peel Official Plan.

This Amendment also provides an updated policy framework to guide further planning review on the Mayfield West Phase 2 Stage 2 lands.

2. Location

This Amendment applies to lands in the Town of Caledon as legally described as Part of Lots 18 to 20, Con 1 and 2 W.H.S., bounded by Chinguacousy Road to the west, Etobicoke Creek to the North, Mayfield Road to the south and the existing Mayfield West Phase 2 – Stage 1 community boundary as established by Region of Peel Official Plan Amendment 29 to the southeast (as shown in the Appendices of PART B – THE AMENDMENT).

3. Basis

A Place to Grow, 2019: Growth Plan for the Greater Golden Horseshoe

A Place to Grow, 2019 provides the Provincial policy framework for settlement area boundary expansions and outlines criteria to be met for settlement area boundary expansions to occur. Specifically, Section 2.2.8.5 outlines the requirements to be met to for a settlement area boundary expansion to be undertaken in advance of a Municipal Comprehensive Review. The proposed expansion achieves overall Growth Plan objectives related to planning a complete community through the extension of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas which will benefit the overall Mayfield West Phase 2 settlement area.

The Mayfield West Phase 2 Stage 2 lands are approximately 105 ha of developable land. The amendment would facilitate a settlement expansion at this time, recognizing the unique planning history on the subject lands, the importance of planning the Mayfield West Phase 2 settlement area as a complete community and that the necessary studies to support a settlement boundary expansion have been completed (outlined in more detail a subsequent section of the preamble titled: Mayfield West Phase 2 Stage 2 Status.)

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Expansion of the Mayfield West Rural Service Centre Boundary to include the Phase 2 Stage 2 lands will contribute towards the 2031B and 2041 Growth Plan population and employment forecast. Policies are included to ensure that lands and associated forecasted growth allocated to Mayfield West Phase 2 Stage 2 must be accounted for when calculating the lands needed to accommodate growth to the year 2041 through the next municipal comprehensive review which is currently underway (Peel 2041). The land needs assessment work undertaken to date has confirmed that additional settlement expansion beyond the 105 hectares of developable land proposed in ROPA 34 will be required to accommodate 2041 growth allocations.

Region of Peel Official Plan

The Region of Peel Official Plan requires that settlement area boundaries be designated on the basis of a municipal comprehensive review, which is defined in the Plan as “an official plan amendment that comprehensively applies the policies and schedules of the 2006 Growth Plan.”

The Regional Official Plan includes policies that outline the technical requirements that need to be undertaken to support a settlement area boundary expansion. Staff are satisfied that the required technical studies (outlined in more detail a subsequent section of the preamble titled: Mayfield West Phase 2 Stage 2 Status) have been prepared and satisfy the policy requirements in the Regional Official Plan.

The amendment proposes to expand the Mayfield West Rural Service Centre to include the Phase 2 Stage 2 lands and associated forecasted growth of approximately 7,000 people and 550 jobs allocated post 2031. The Official Plan Amendment proposes to include the policy requirement that the land and associated forecasted growth of Mayfield West Phase 2 Stage 2 is to be accounted for when calculating the lands needed to accommodate growth to the year 2041 through the next municipal comprehensive review (Peel 2041).

Mayfield West Phase 2 Stage 2 Status

Beginning in 2008, the technical studies to support a municipal comprehensive review were started to facilitate expansion of the Mayfield West Rural Service Centre Boundary to include the Mayfield West Phase 2 community. In 2014, Regional Official Plan Amendment No. 29 was approved, which is the settlement area expansion for the Mayfield West Phase 2 Stage 1 lands. In order to meet the 2006 Growth Plan population and employment allocations and minimum density targets, about 208 hectares of the total 313 hectares of this master

planned community was included in the ROPA 29. The remaining approximately 105 hectares was left for a future amendment and additional growth plan population allocation to Peel known as the Stage 2 lands.

ROPA 34 is the amendment to expand the Mayfield West Rural Service Centre Boundary to include the remaining Mayfield West Phase 2 Stage 2 lands and complete the Mayfield West Phase 2 community. This will result in the completion of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas to support the overall Mayfield West Phase 2 community.

The following documents demonstrate that the technical policy requirements of the Growth Plan and Regional Official Plan have been met:

- Planning Justification Report
- Comprehensive Environmental Impact Study and Management Plan
- Fiscal Impact of Mayfield West Phase 2 Stage 2 Lands
- Agricultural Impact Assessment
- Environmental Noise and Vibration Impact Assessment
- Transportation Master Plan
- Cultural Heritage Resource Assessment Review
- Water and Wastewater Study
- Archaeological Assessment

Proceeding with the expansion of the Mayfield West Rural Service Centre Boundary to include the Phase 2 Stage 2 lands will contribute towards the 2031B and 2041 population and employment forecasts included in the 2017 Growth Plan. In accordance with the requirements of the 2019 Growth Plan, policies are proposed to be included in the Official Plan through this Amendment requiring that lands and associated forecasted growth allocated to Mayfield West Phase 2 Stage 2 must be accounted for when calculating the lands needed to accommodate growth to the year 2041 through the next municipal comprehensive review (Peel 2041).

The greenfield area density of approximately 71 people and jobs per hectare is proposed, which exceeds the minimum density target set out in the 2019 Growth Plan of 50 people and jobs per hectare.

In addition to inclusion of these lands in the Mayfield West Rural Service Centre, this Amendment is proposing a policy framework to guide the future planning of these lands including addressing matters such as natural heritage and affordable housing and to account for growth beyond 2031 in the land needs assessment undertaken as part of the next municipal comprehensive review.

This draft ROPA also includes proposed Schedule amendments as follows:

Schedule B - Remove the subject lands from the Prime Agricultural Area

Schedule D - Include the subject lands to be part of the Mayfield West Rural Service Centre and the Mayfield West Phase 2 Settlement Area

Schedule D3 - Include the subject lands in the Settlement Areas Outside the Greenbelt

Schedule D4 - Include the subject lands in the Designated Greenfield Areas

Figure 2 Selected Areas of Provincial Interest is proposed to be amended by including the subject lands in the Rural Settlement Boundary. Section 1.3.3 of the Peel Official Plan notes that Figures may be changed by Regional Council, without requiring an amendment. Figure 2 will be approved by Regional Council and take effect when the ROPA is in effect.

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PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitutes Regional Official Plan Amendment 34 to the Region of Peel Official Plan.

a. Amendments to Text and Schedules – Growth Management

5.4 THE RURAL SYSTEM

1. Chapter 5, Regional Structure, Section 5.4.3.2.8 paragraph one and two is amended by replacing it with the following:

"~~The Mayfield West Phase 2 Settlement Area within the Rural Service Centre comprises approximately 207.5 hectares (of developable lands) west of Highway 10, north of Mayfield Road and east of Chinguacousy Road, as identified on Schedule D.~~

~~The following special policies shall apply to the Mayfield West Phase 2 Settlement Area:~~

"The Mayfield West Phase 2 Settlement Area within the Rural Service Centre is comprised of lands bounded by Highway 10 to the east, Mayfield Road/municipal boundary to the south, Chinguacousy Road to the west and the Greenbelt to the north, as identified on Schedule D.

The following special policies shall apply to the Mayfield West Phase 2 Settlement Area:"

2. Chapter 5, Regional Structure, is amended by inserting the following Subsection 5.4.3.2.8.3 "Natural Heritage", Subsection 5.4.3.2.8.4 "Affordable Housing and 5.4.3.2.8.4 "Land and Forecasted Growth Allocated beyond 2031".

"5.4.3.2.8.3 Natural Heritage

a. Prior to the Town of Caledon Council endorsing land uses for secondary plan areas and prior to adopting any official plan amendment and secondary plan to implement the settlement area boundary, the Town will identify a natural heritage system to be in conformity with a

Comprehensive Environmental Impact Study and Management Plan (EIS and MP) that is prepared and completed to the satisfaction of the Region and Town of Caledon in consultation with the Toronto and Region Conservation Authority, the Credit Valley Conservation and other relevant agencies. The Comprehensive EIS and MP shall be prepared in accordance with terms of reference satisfactory to *the Region*, the Town of Caledon, the Toronto and Region Conservation Authority, the Credit Valley Conservation, and in consultation with relevant agencies.

b. The implementation of recommendations of the completed Comprehensive EIS and MP shall be incorporated into the Town of Caledon Official Plan and Secondary Plan in accordance with provincial, regional, local and conservation authority policy. Based on the results of the Comprehensive EIS and MP, the natural heritage system shall be designated in the Town of Caledon Official Plan.

c. Minor refinements to the boundary of the community may be incorporated in a local official plan amendment and secondary plan to reflect the designation of the natural heritage system such that approximately 313 hectares of developable lands are included.

5.4.3.2.8.4 Affordable Housing

a. Official plan amendments and secondary plans to implement the settlement area boundary adopted by the Town of Caledon will include policies for the provision *of affordable housing* demonstrating contribution towards the achievement of Regional new housing unit targets. The policies will be developed in consultation with the Region and will consider:

    i. The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of *affordable housing*; and

    ii. Identification and conveyance strategy for *affordable housing*, in consultation with the *Region of Peel*."

5.4.3.2.8.5 Land and Forecasted Growth Allocated beyond 2031

Notwithstanding the policies in this Plan referencing a 2031 boundary for the Mayfield West Rural Service Centre, specifically Section 5.4.3.2.2 and Section 7.10.2.12, approximately 105 ha of land and approximately 7,000 people and 500 jobs will be planned for in the Mayfield West Phase 2 Settlement Area within the 2031 Mayfield West Rural Service Centre. This growth allocation must be fully accounted for in the land needs assessment undertaken in accordance with Growth Plan requirements associated with the next municipal comprehensive review."

SCHEDULES

3. Schedule B Prime Agricultural Area is amended by deleting the subject lands from the Prime Agricultural Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

4. Schedule D Regional Structure is amended by including the subject lands in the Mayfield West Rural Service Centre, identified as the Mayfield West Phase 2 Settlement Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

5. Schedule D3 Greenbelt Plan Area Land Use Designations is amended by including the subject lands in the Settlement Areas Outside the Greenbelt as shown in the attachment in this Appendix PART B – THE AMENDMENT.

6. Schedule D4 The Growth Plan Policy Areas in Peel is amended by including the subject lands in the Designated Greenfield Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

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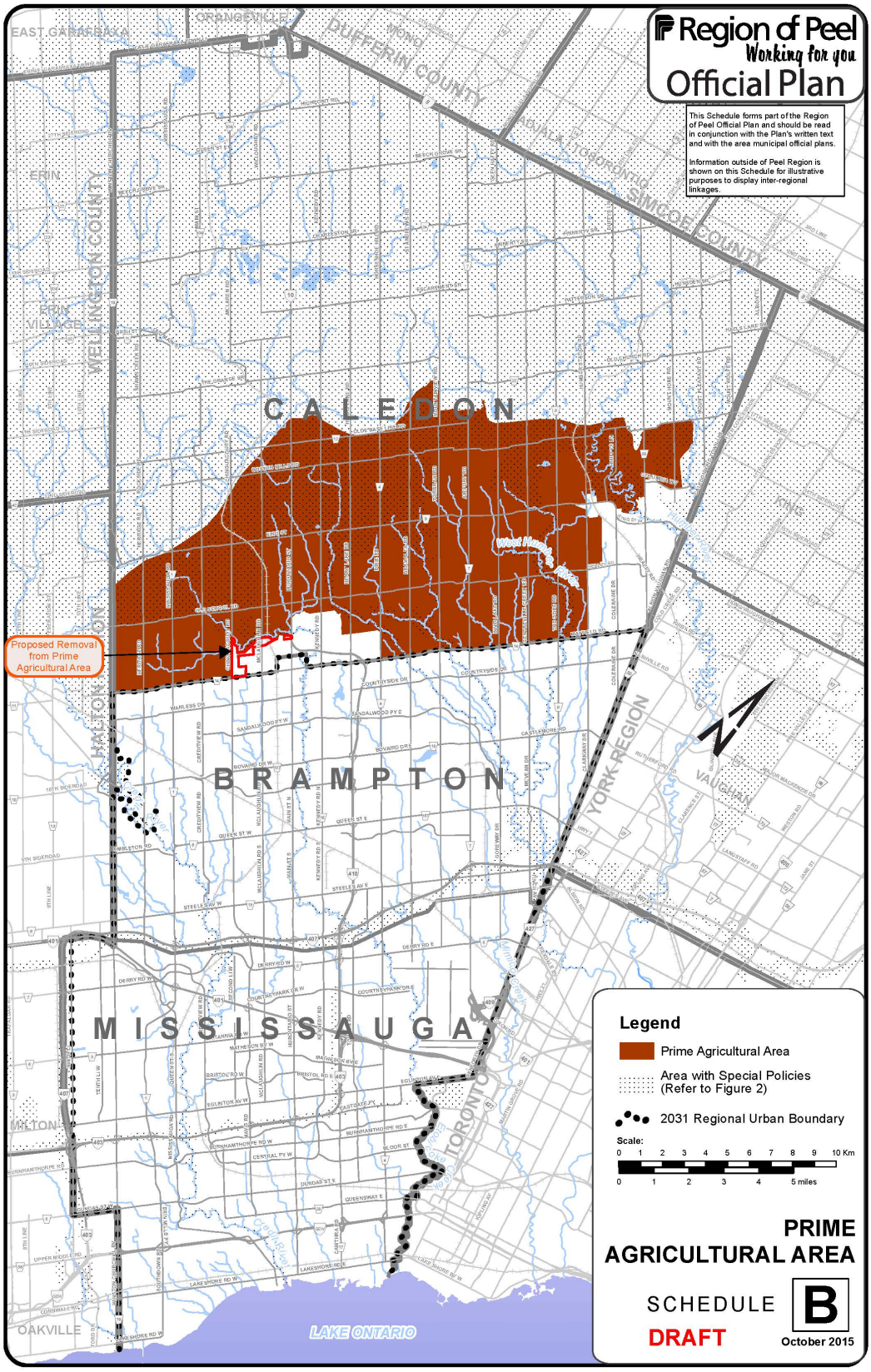
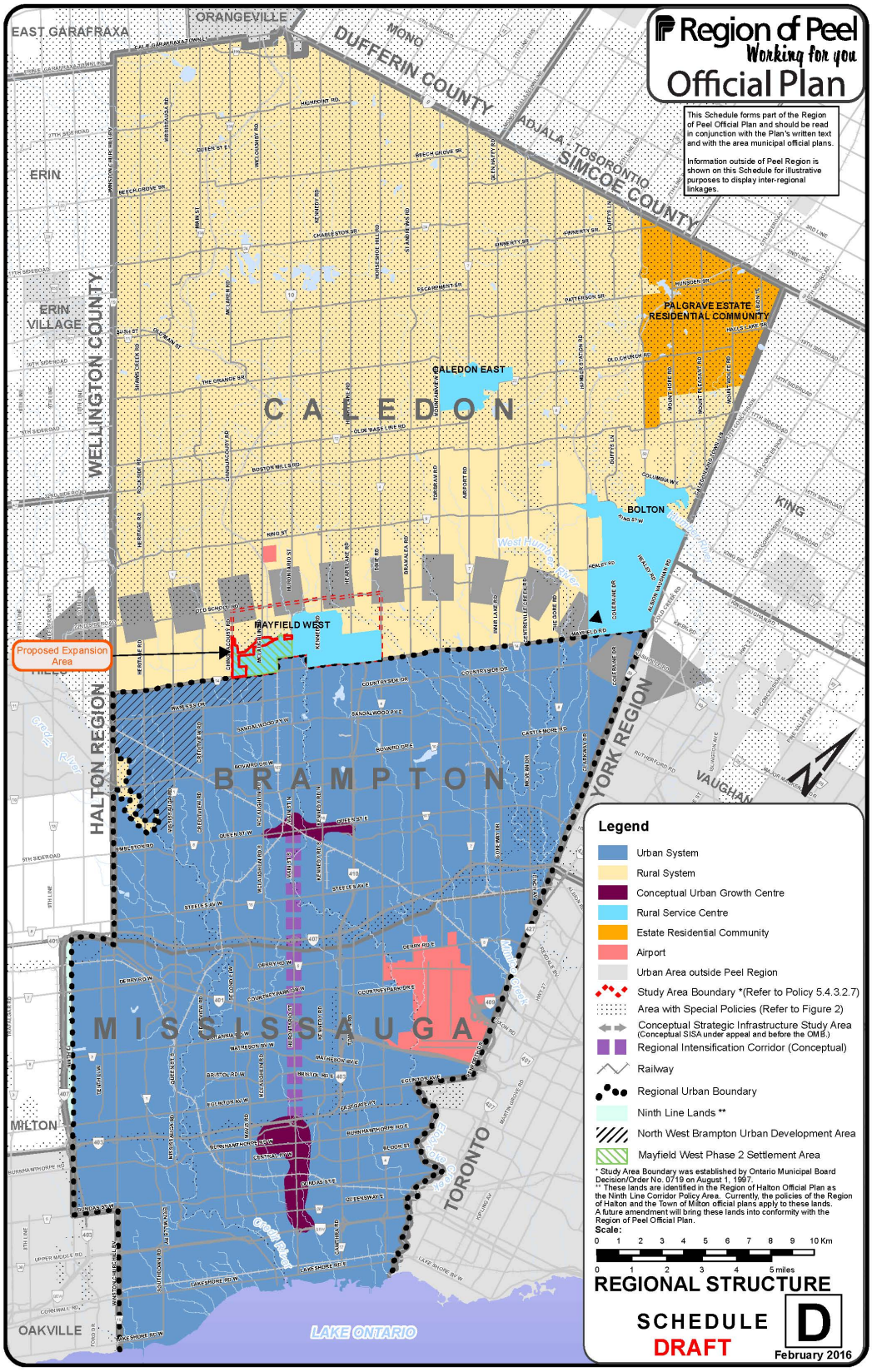

Region of Peel
Working for you
Official Plan
This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.
CALEDON
BRAMPTON
MISSISSAUGA
Proposed Removal from Prime Agricultural Area
Legend
Prime Agricultural Area
Area with Special Policies (Refer to Figure 2)
2031 Regional Urban Boundary
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles
PRIME AGRICULTURAL AREA
SCHEDULE B
DRAFT
October 2015
LAKE ONTARIO
DUFFERIN COUNTY
SIMCOE COUNTY
WELLINGTON COUNTY
HALTON REGION
YORK REGION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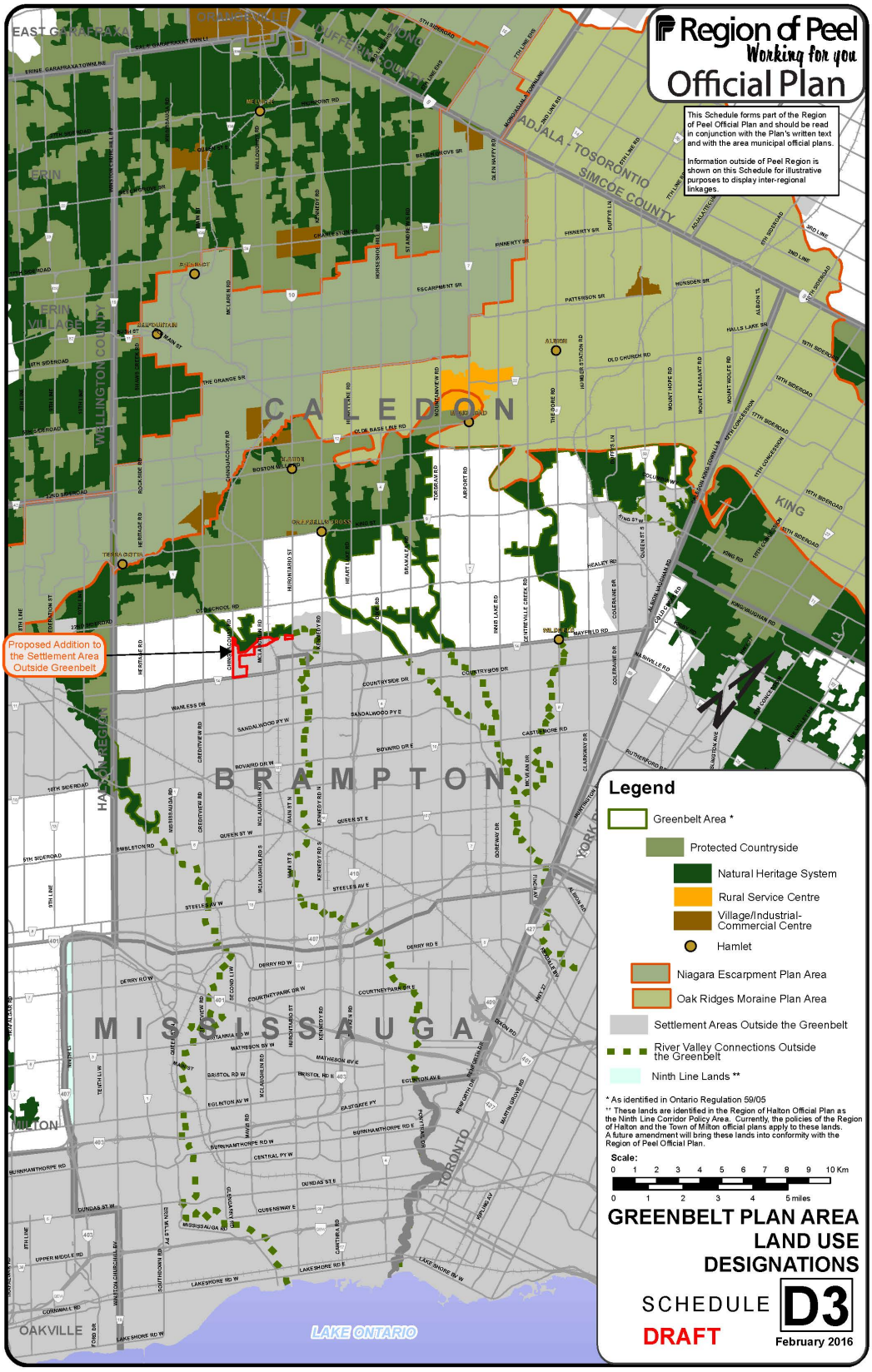
EAST GARAFRAXA
ORANGEVILLE
MONO
DUFFERIN COUNTY
ADJALA-TOSORONTIO
SIMCOE COUNTY
ERIN
ERIN VILLAGE
WELLINGTON COUNTY
PALGRAVE ESTATE RESIDENTIAL COMMUNITY
CALEDON EAST
CALEDON
BOLTON
KING
MAYFIELD WEST
Proposed Expansion Area
HALTON REGION
YORK REGION
BRAMPTON
MISSISSAUGA
MILTON
TORONTO
OAKVILLE
LAKE ONTARIO
VAUGHAN
Legend
Urban System
Rural System
Conceptual Urban Growth Centre
Rural Service Centre
Estate Residential Community
Airport
Urban Area outside Peel Region
Study Area Boundary *(Refer to Policy 5.4.3.2.7)
Area with Special Policies (Refer to Figure 2)
Conceptual Strategic Infrastructure Study Area (Conceptual SISA under appeal and before the OMB.)
Regional Intensification Corridor (Conceptual)
Railway
Regional Urban Boundary
Ninth Line Lands **
North West Brampton Urban Development Area
Mayfield West Phase 2 Settlement Area
* Study Area Boundary was established by Ontario Municipal Board Decision/Order No. 0719 on August 1, 1997.
** These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5miles
REGIONAL STRUCTURE
SCHEDULE D
DRAFT
February 2016


Region of Peel
Working for you
Official Plan
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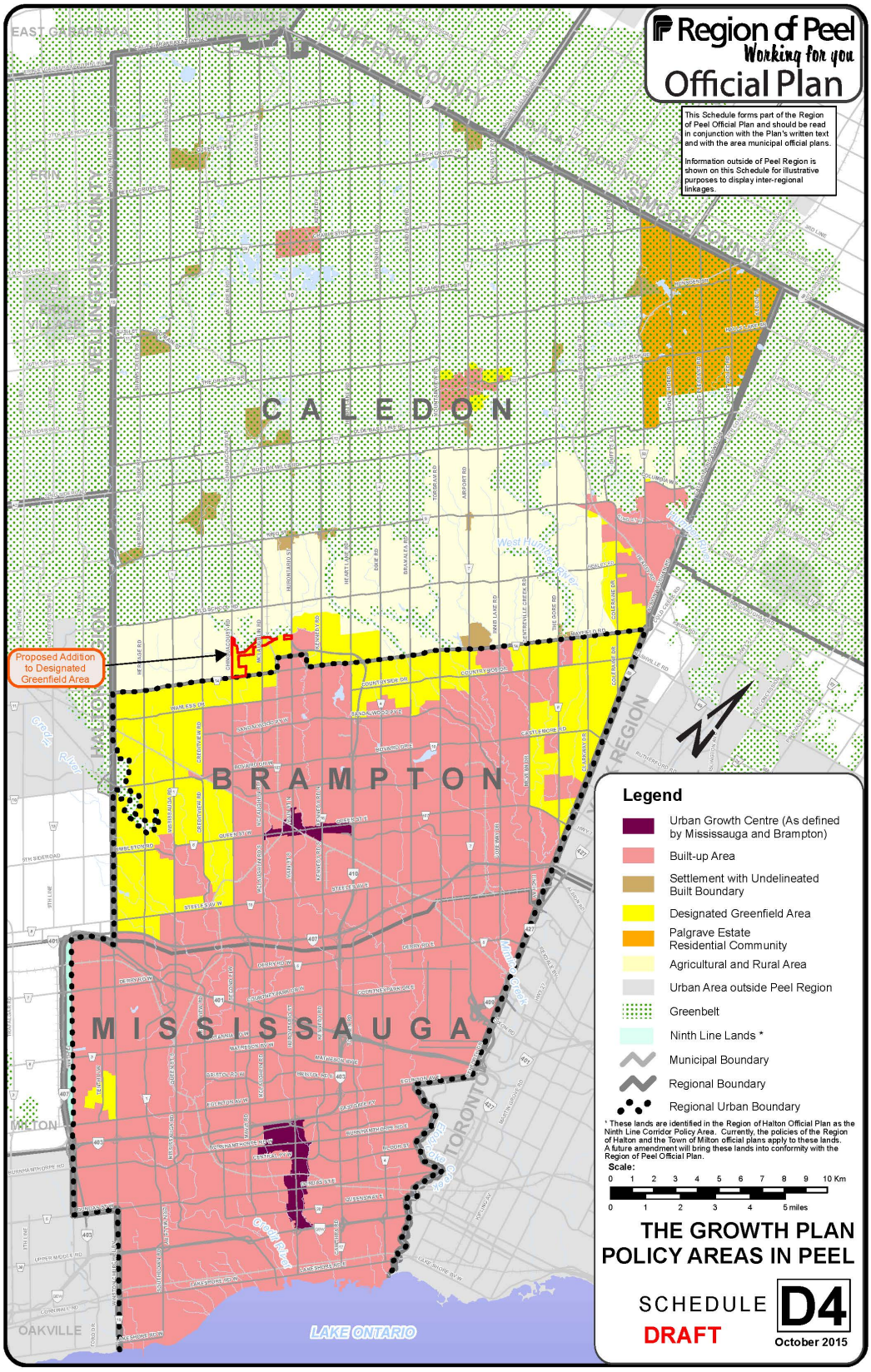
Proposed Addition to the Settlement Area Outside Greenbelt
CALEDON
BRAMPTON
MISSISSAUGA
ERIN
ADJALA-TOSORONTIO
SIMCOE COUNTY
KING
WELLINGTON COUNTY
HALTON REGION
YORK REGION
TORONTO
OAKVILLE
LAKE ONTARIO
Legend
Greenbelt Area *
Protected Countryside
Natural Heritage System
Rural Service Centre
Village/Industrial-Commercial Centre
Hamlet
Niagara Escarpment Plan Area
Oak Ridges Moraine Plan Area
Settlement Areas Outside the Greenbelt
River Valley Connections Outside the Greenbelt
Ninth Line Lands **
* As identified in Ontario Regulation 59/05
** These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles
GREENBELT PLAN AREA
LAND USE
DESIGNATIONS
SCHEDULE D3
DRAFT
February 2016


Region of Peel
Working for you
Official Plan
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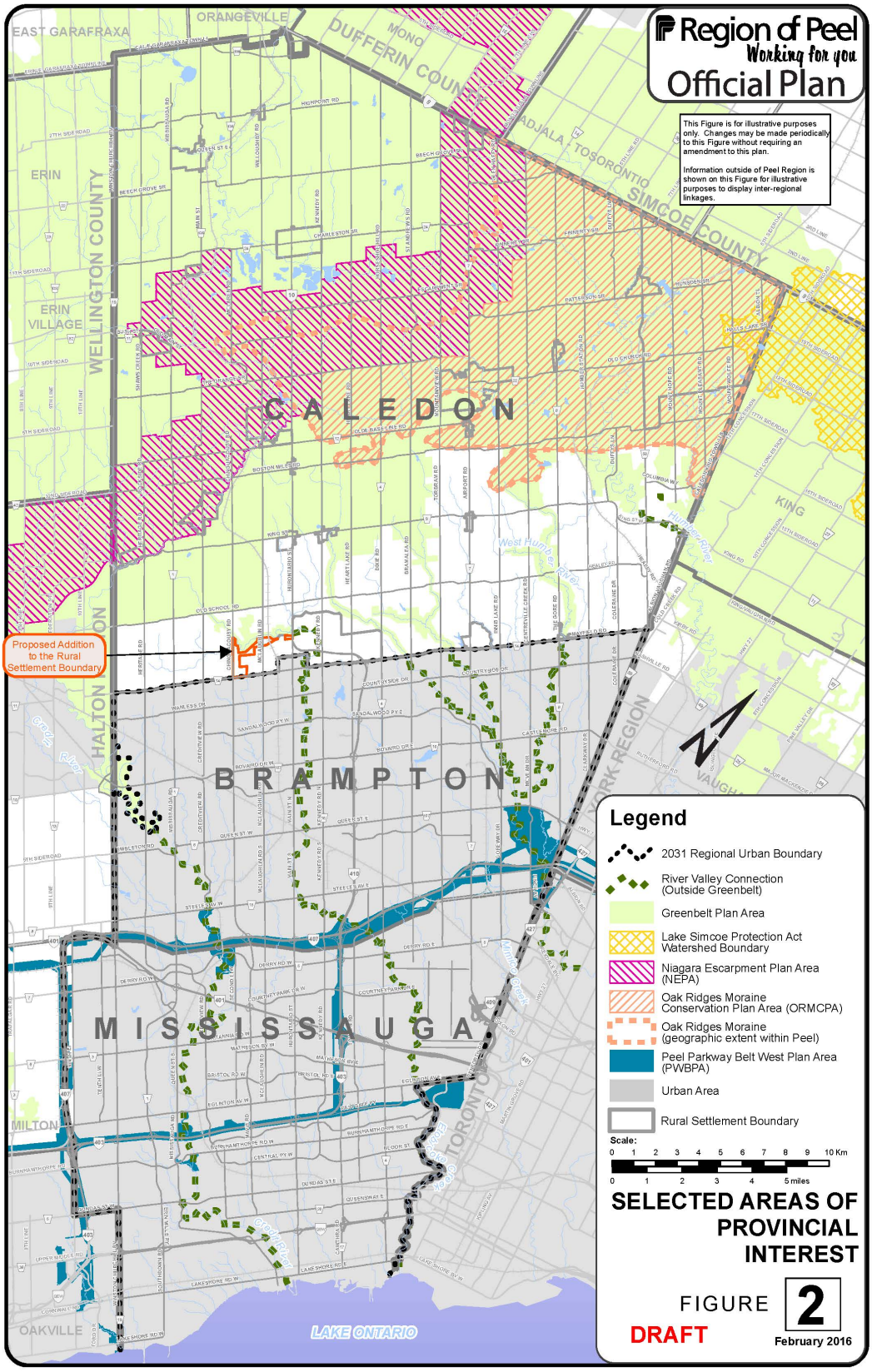
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.
CALEDON
BRAMPTON
MISSISSAUGA
Proposed Addition to Designated Greenfield Area
LAKE ONTARIO
Legend
Urban Growth Centre (As defined by Mississauga and Brampton)
Built-up Area
Settlement with Undelineated Built Boundary
Designated Greenfield Area
Palgrave Estate Residential Community
Agricultural and Rural Area
Urban Area outside Peel Region
Greenbelt
Ninth Line Lands *
Municipal Boundary
Regional Boundary
Regional Urban Boundary
* These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles
THE GROWTH PLAN POLICY AREAS IN PEEL
SCHEDULE D4
DRAFT
October 2015


Region of Peel
Working for you
Official Plan
This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this plan.
Information outside of Peel Region is shown on this Figure for illustrative purposes to display inter-regional linkages.
Proposed Addition to the Rural Settlement Boundary
CALEDON
BRAMPTON
MISSISSAUGA
ORANGEVILLE
EAST GARAFRAXA
ERIN
ERIN VILLAGE
WELLINGTON COUNTY
DUFFERIN COUNTY
SIMCOE COUNTY
HALTON REGION
YORK REGION
KING
MILTON
OAKVILLE
LAKE ONTARIO
Legend
2031 Regional Urban Boundary
River Valley Connection (Outside Greenbelt)
Greenbelt Plan Area
Lake Simcoe Protection Act Watershed Boundary
Niagara Escarpment Plan Area (NEPA)
Oak Ridges Moraine Conservation Plan Area (ORMCPA)
Oak Ridges Moraine (geographic extent within Peel)
Peel Parkway Belt West Plan Area (PWBPA)
Urban Area
Rural Settlement Boundary
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles
SELECTED AREAS OF PROVINCIAL INTEREST
FIGURE 2
DRAFT
February 2016